

# BEAVERTON 2016 HOUSING FORUM



**Providing a variety of housing options in downtown Beaverton is a major goal of:**

- ♦ **Beaverton Comprehensive Plan** (2016 Housing Chapter Update)
- ♦ **Beaverton Community Vision Plan** (2016)
- ♦ **Creekside District Master Plan and Implementation Strategy** (2014)
- ♦ **Beaverton's Civic Plan** (2011)
- ♦ **Central Beaverton Urban Renewal Plan** (2011)

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## URBAN DOWNTOWN HOUSING

Downtown revitalization is a key priority of the city and residents of Beaverton. To help supply housing for the projected increase of households in Beaverton, and with the understanding that urban housing is necessary for a vibrant, economically vital and livable downtown, the city works to incent development in downtown that provides housing for a broad spectrum of incomes.

### BACKGROUND

Beaverton has a remarkably diverse mix of housing types and neighborhoods. Housing in the city ranges from small subsidized senior apartments to large, high-end single family homes – and almost everything in between. Despite this diversity, many people still perceive Beaverton as a community of single-family detached homes. To many people, it is surprising that multi-family and townhome building permits comprise more than 50% of all residential building permits. Even with this activity, however, housing options in the urban core have been limited. In early 2016, the city invited Joe Minicozzi, a nationally recognized urban planning expert, to speak about downtown redevelopment. Based on research gathered from downtowns across the nation, Mr. Minicozzi concluded that cities with incentives and regulations requiring increased density in their downtowns historically outperform cities without similar programs. This data driven analysis supports the policy objectives of the city to entice urban mixed use development that encourages people to live and work in downtown.



Over the past several years the city has actively incented new housing developments that meet the city's vision of providing a range of housing options for all incomes. The city has assembled properties, preparing them for new development. Through competitive processes, the city has then then sold or leased the land to developers who met the city's criteria for transit-oriented development. The city also offers the Vertical Housing Program and the Nonprofit Affordable Housing Tax Exemption programs to facilitate housing development in the city.

For more information, visit: [www.BeavertonOregon.gov/Housing-Community](http://www.BeavertonOregon.gov/Housing-Community)

The city also implements programs and conducts other activities to make downtown an ideal place to live. The city supports downtown businesses through a Main Street Program, invests in strategic streetscape enhancements, provides incentive programs to assist property owners improve the façades of their businesses, and is creating a strategy to increase the number of top notch restaurants in downtown Beaverton.



Recent housing projects supported by the city include a mixed-income development located at 1st Street and Lombard Ave. In partnership with a non-profit affordable housing developer and a for-profit housing developer, city land was divided to accommodate two buildings. The Barcelona opened in fall 2015 and is home to residents with incomes at 60% area median income or below. La Scala, which opens in fall 2016, will be a mixed-use development providing workforce housing above ground floor retail establishments. The Rise Old Town at Farmington Rd and Angel Ave is another city facilitated project that will open in late 2016 with 78 high-end market rate apartments, 9 live/work units and approximately 2300 square feet of ground floor retail. Finally, the city is currently negotiating with a housing developer to build two mixed-use apartment buildings on the former Westgate Theater site that together will include 230 residential units above ground floor retail. Fifteen of the residential units will be affordable to lower incomes. As downtown revitalization efforts continue, urban style housing available to a mix of incomes will remain a key component of the city's strategy.

## RESOURCES

- ◆ BURA Five Year Action Plan  
<http://www.beavertonoregon.gov/DocumentCenter/View/9828>
- ◆ The Rise Old Town  
<http://www.theriseoldtown.com/>
- ◆ La Scala  
<http://www.lascalabeaverton.com/>
- ◆ Joe Minicozzi – 2016 Presentation  
<http://www.beavertonoregon.gov/163/Community-Development>

*For more information, please visit: [www.BeavertonOregon.gov/Housing-Community](http://www.BeavertonOregon.gov/Housing-Community)*

## HOUSING IMPLEMENTATION TEAM MISSION

The City of Beaverton's Housing Implementation Team is an interdepartmental team dedicated to ensuring city housing related activities aim at providing a variety of housing types for a broad spectrum of incomes and lifestyles and to promoting successful communication to both internal and external housing partners.

